

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: * CHAPTER 13
ROBERT & PATRICIA WILLIAMS * BANKRUPTCY NO. 18-15270
Debtor

ORDER

AND NOW this 9th day of April,
2020, upon consideration of Debtor's Motion to Sell Real
Estate Free and Clear of Liens or Other Interests, it is
hereby **ORDERED** that:

1. The Motion is **GRANTED** pursuant to 11 U.S.C. 363(b).

2. The Debtor is **AUTHORIZED** to sell the real estate
known as 2758 Plum Street, Philadelphia, PA for the sale
price of \$117,000.00 to Rehab Renovations Trust, or its
assignee.

Subject to changes between the estimated settlement
sheet/closing disclosure and the final settlement
sheet/closing disclosure, the proceeds of the sale,
including any funds held as a deposit made by or on behalf
of the Buyer, shall be distributed in the following matter:

- | | |
|--|---------------------|
| 1. Ordinary and reasonable settlement costs,
including, but not limited to those related
to notary services, deed preparation,
disbursements, express shipping, surveys,
municipal certifications, or any other such
routine matters to be paid by Seller | \$ <u>0</u> |
| 2. Mortgage liens to be paid directly at
closing to Mr. Cooper (estimate) | \$ <u>93,130.30</u> |
| 3. City of Philadelphia Real Estate Taxes | \$ <u>0</u> |
| City of Philadelphia Water Revenue Bureau | \$ <u>1,049.20</u> |
| PGW | \$ <u>460.53</u> |
| 4. Property repairs, if any | \$ <u>0</u> |
| 5. Real estate commission | \$ <u>0</u> |
| 6. Transfer tax (to be paid by Buyer
Seller pays \$0) | \$ <u>0</u> |

7.	Attorney fee (filing fee) to Kenneth G. Harrison, Esq.	\$ <u>181.00</u>
8.	Any small (less than \$300) allowances agreed to be made by the Buyer to settle any unforseen dispute arising at settlement	\$ <u>0</u>
A.	SUBTOTAL	\$ <u>94,821.03</u>
9.	Less credit to Debtor for real estate taxes through year end	\$ <u>831.23</u>
B.	SUBTOTAL	\$ <u>23,010.20</u>
10.	Payment to Chapter 13 Trustee	\$ <u>0</u>
	NET PROCEEDS to Debtor	\$ <u>23,010.20</u>

3. U.S. Bank Trust National Association as Trustee of the Lodge Series IV Trust shall satisfied said mortgage and any other lien it has against the property or debtor.

4. No further payments shall be made by the Chapter 13 Trustee to U.S. Bank Trust National Association as Trustee of the Lodge Series IV Trust and they will withdraw their proof of claim in this matter.



ERIC L. FRANK
U.S. BANKRUPTCY JUDGE